Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me, this 21 day of J— 2021

Notary Public
My commission expires: 1-28-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 559672 DEEDWARR
01/25/2021 08:53:59 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210125-0010276

Address of New Owner:	Send Tax Bills to:	Tax Information
Allyson W. Cundiff 846 Otter Creek Rd Nashville, TN 37220	New Owner	146-14-0-064.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ethan F. Anderson and Jamie Diaz-Anderson, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Allyson Witters Cundiff, a married person,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of The Estates at Radnor Lake of record as Instrument No. 20060112-0004786, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of metes and bounds.
>
> Being the same property conveyed to Ethan F. Anderson and Jamie Diaz-Anderson, husband and wife, by Warranty Deed from Big Dog Properties, Inc., a Tennessee corporation, dated August 24, 2007 of record as Instrument No. 20070828-0103004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office or Davidson County, Tennessee.

This property is improved property known as 846 Otter Creek Rd, Nashville, TN 37220

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 21st day of January, 2021.

Ethan F. Anderson by Brian Hurst, his attorney in fact
Ethan F. Anderson by Brian Hurst,
his Attorney-in-fact

Jamie Diaz-Anderson by Brian Hurst, her attorney in fact
Jamie Diaz-Anderson by Brian Hurst,
her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Hurst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ethan F. Anderson**, and who acknowledged that he executed the same as the free act and deed of **Ethan F. Anderson**.

Witness my hand and official seal at Brentwood, Tennessee, this the 21st day of January, 2021.

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 1-24-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Hurst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Jamie Diaz-Anderson**, and who acknowledged that he executed the same as the free act and deed of **Jamie Diaz-Anderson.**

Witness my hand and official seal at Brentwood, Tennessee, this the 21st day of January, 2021.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2020126897